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Planners' Tour of East Boston and Charlestown

Jeffrey Brown

Boston Redevelopment Authority
Research Department

November 1984

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Planners' Tour of Charlestown

Maps

Planners' Tour of East Boston

Sites and Items of Interest

1. Maverick Square
   - Commercial District
   - MBTA Blue Line
   - Heritage Apartment Development (Sumner St., 300 units, 1975)
   - Lewis Mall
   - Woodbury Building (renovated office and residential, 1978)
   - Maverick Housing Development (414 units)
   - Vacant property, NDP II
   - Condo development
   - North Ferry Park
   - Fire Station
   - Meridian St. to Central Square--commercial strip
   - Victory Gardens
   - MHFA Elderly Housing

2. Central Square
   - Main shopping district of East Boston
   - Park
   - New commercial space--Tello's on Border St. (6,000 sq.ft., $300,000, 1978).
   - "Old Boston East" vacant site on Border St.
   - Sumner/Callahan Tunnel

3. Paris Street Flats
   - East Boston Neighborhood Health Center
   - 3- and 4-story rowhouses with little or no open space
   - Converted Philip H. Sheridan School at 1 Prescott St., 24 dwelling units, $1.4 million, 1984
   - Condominiums at 70-72 Bennington
   - Paris St. Pool & Gym
   - Day Square--shopping area
   - MBTA station at Day Square--Wood Island Station
   - Location of Wood Island Park--now runway 15R

4. Eagle Hill
   - Shore Plaza East--380-unit low- and moderate-income housing
   - Landfall West--59-unit elderly housing
   - 3-Decker housing
   - Mario Umana School--Border St. Technical school to serve the city; facilities open to residents
   - Historic home of Donald McKay (shipbuilder)
   - American Legion Playground
   - Marion Street--vacant land, abandonment
   - Condor St.--Boston Sand & Gravel site

5. Harbor View
   - 1- and 2- family homes
   - McLean Playground
   - Neptune Rd.--once entrance to Wood Island Park (Frederick Law Olmsted); park lost to MassPort for runway 15R.
   - MassPort's new subdivision of manufactured homes for Neptune Road residents--off Coleridge Street
   - MBTA tracks cut through
   - Noise from airport
   - EDIC rehab--Towle Manufacturing--350,000 sq.ft., $3.2 million, 144 Addison, 1981.

6. Orient Heights
   - Breed's Hill
   - MBTA Station
   - Bayswater Shore
   - Gold-crowned tower--Dom Orion Home--Madonna of the Universe
   - Cross on the hill
   - Belle Isle Inlet--MDC
   - Orient Heights Housing Development (354 units)
   - 1- and 2-unit houses--old and new
   - Condominiums - First Condo Corp. 10-20 Leverett (36 units, $1.5 million, 1982)
     - Orient Heights Townhouses, 38-56 Leyden (10 units, $600,000, 1983)
   - Orient Heights Beach (Shea Beach)
   - MDC facilities
   - U.S. Navy Annex--adjacent to McLellan Highway--park, vacant sites
   - Suffolk Downs and new MBTA station
   - Orient Heights commercial district
   - EDIC projects on McLellan Highway
     - 1976 Bellesteel Industries 150 M.H. 26,000 sq.ft.
     - 1981 Burlington Northern Air Freight 310 M.H. 15,675 sq.ft. $900,000
     - 1981 P & L Sportswear, 60,000 sq.ft. new 35,000 sq. ft. rehab, $3.6 million, 440 M.H.
     - 1981 Edgar O. Hill, 58,240 sq.ft. $1 million 375 M.H.

7. Jeffries Point
   - 2- and 3- family rowhouses
   - Penn Central RR--Conrail
   - Jeffries Point Park, 4 acres
   - Sumner and Lamson Playground
   - Brophy Park
   - Airport-related industries on waterfront
   - Boston Shipyard Corp.-ship repair (new owner)
   - Piers 1-5
   - BRA plans for East Boston Piers
   - Golden stairs
   - Condominiums
   - Victory Garden

8. Logan Airport
East Boston Athletic Field
MBTA Station

Bird Island Flats

1983 Northwest Airlines 68,000 sq.ft. $4.5 million
1984 Mass Technology Center (MassPort) 190,000 sq.ft. $12 million

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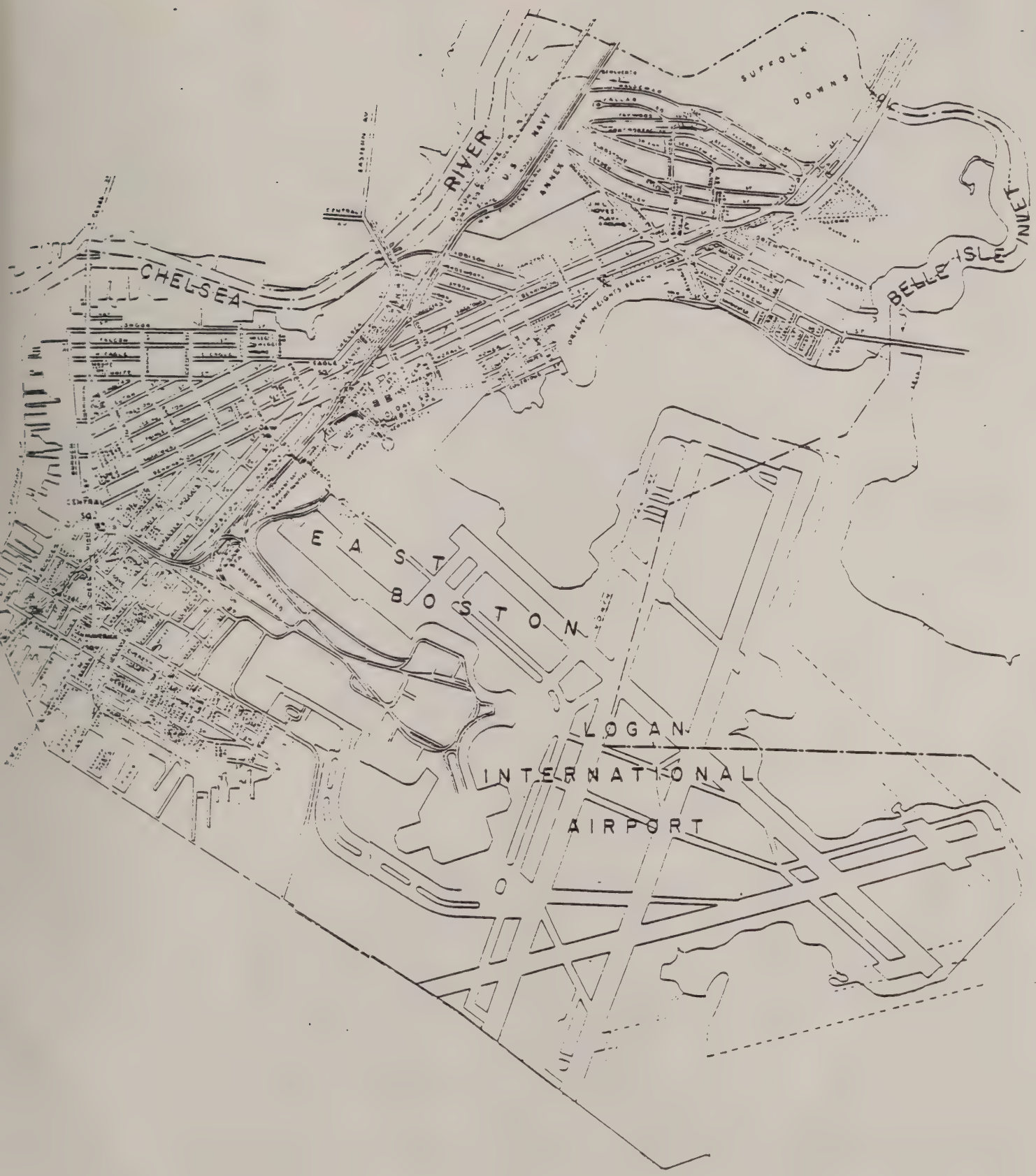
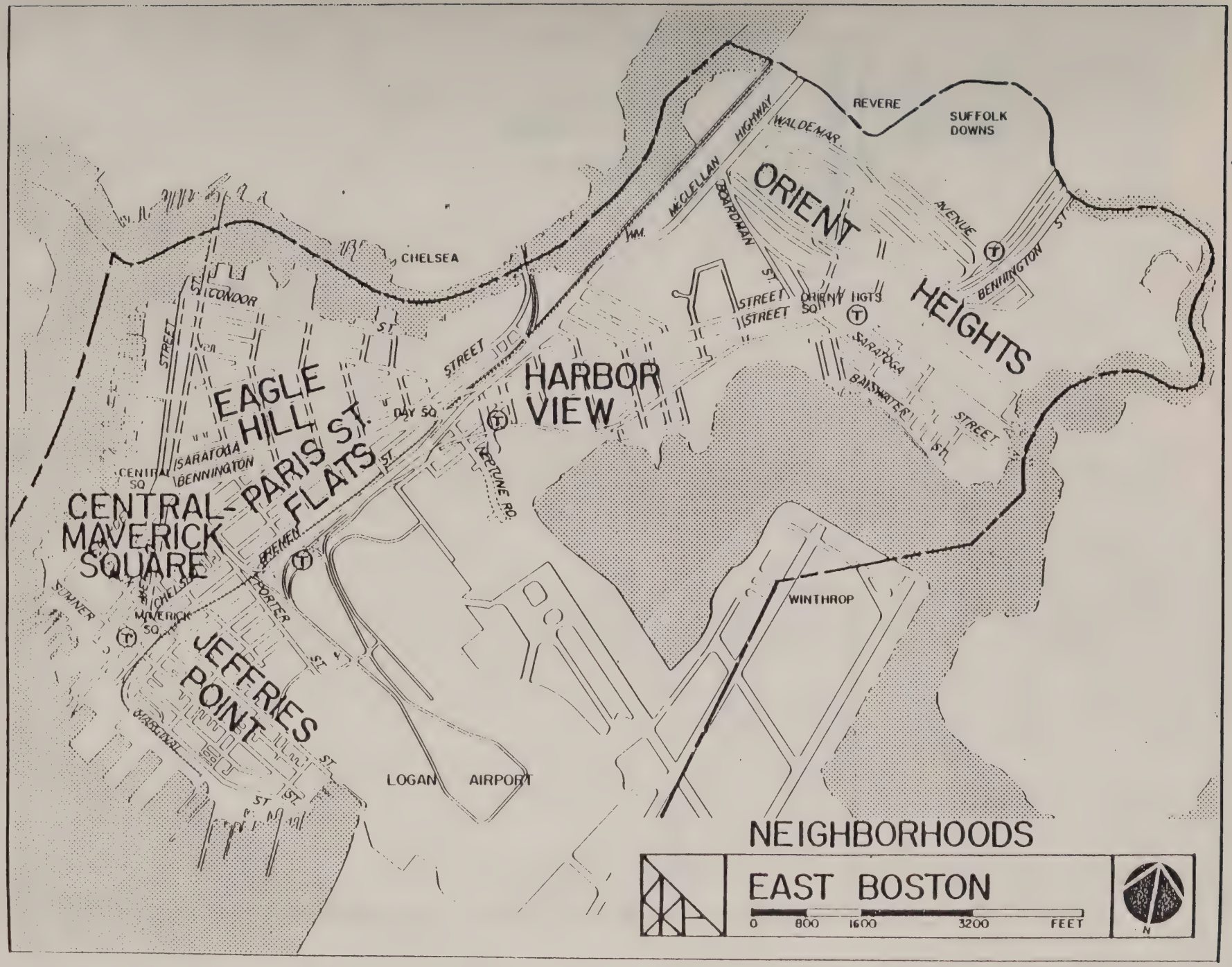
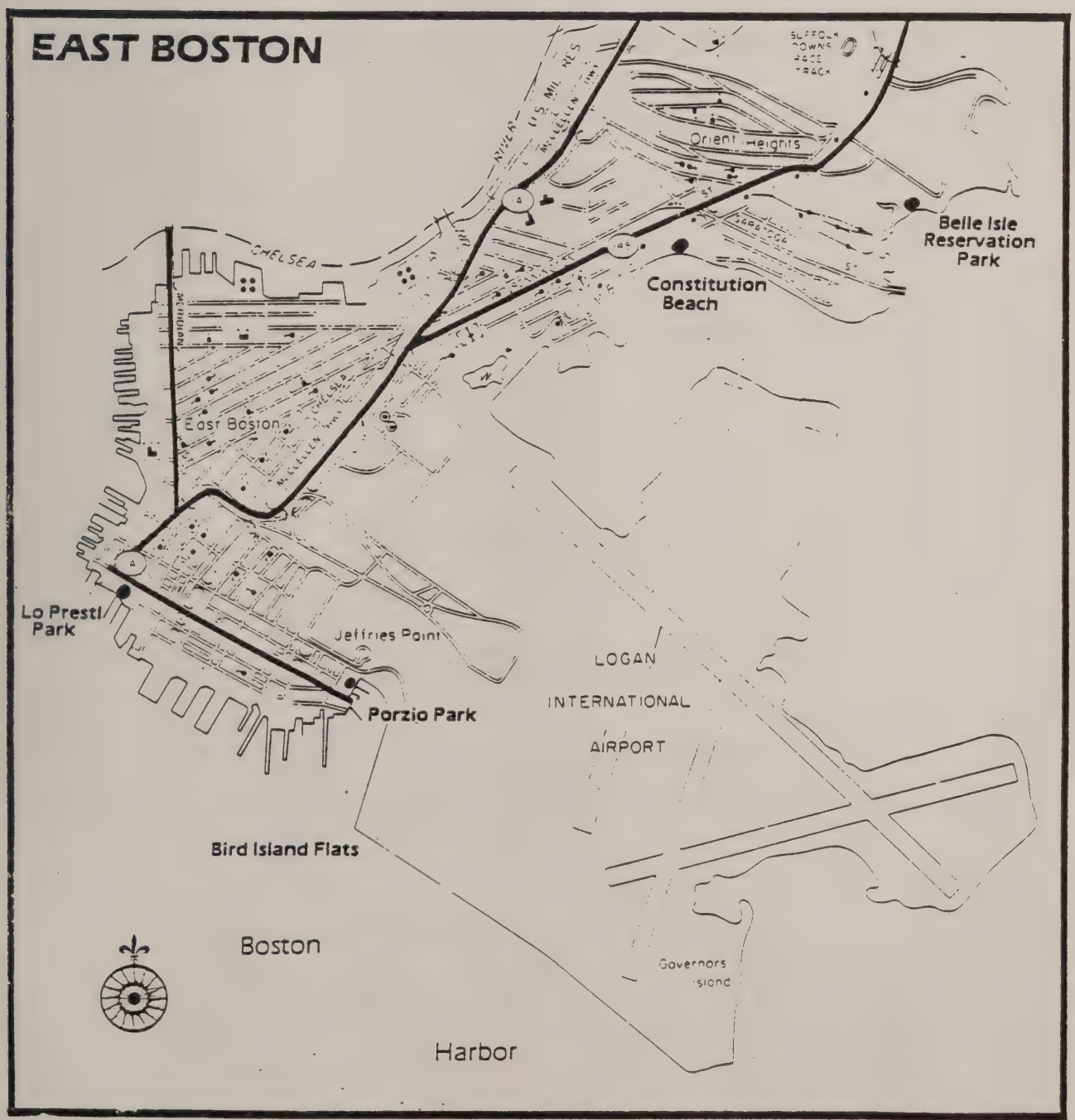
11/21/84

East Boston


CHELSEA
RIVER
U.S. NAVY ANNEX
SUFFOLK DOWNS
BELLE ISLE INLET
EAST BOSTON
LOGAN INTERNATIONAL AIRPORT


REVERE
SUFFOLK DOWNS
WALDEMAR
McCLELLAN HIGHWAY
BOARDMAN ST.
ORIENT HEIGHTS
AVENUE
BENNINGTON ST.
ORIENT HGTS SQ
STREET
STREET
SARATOGA
BAYSWATER STREET
CHELSEA
CONDOR STREET
EAGLE HILL
PARIS ST.
DAY SQ
HARBOR VIEW
NEPTUNE RD.
CENTRAL SQ
SARATOGA
BENNINGTON
CENTRAL-MAVERICK SQUARE
BREMEN ST.
PORTER ST.
CHELSEA
MAVERICK SQ.
SUMNER ST.
JEFFRIES POINT
MARGINAL ST.
LOGAN AIRPORT
WINTHROP
NEIGHBORHOODS
EAST BOSTON
0 800 1600 3200 FEET
N

	Swimming	Fishing	Handball	Tennis	Basketball	Picincking	Children's Play Area	Spray Pool/Fountain	Beach	Ice Skating	Parking	Observation Tower	
Belle Isle Reservation Park						●					●	●	Blue Line (Beachmont)
Orient Heights/ Constitution Beach	●	●			●				●	●	●		Blue Line (Orient Heights)
Porzio Park		●	●	●	●	●	●	●		●			Blue Line (Maverick) Orient Heights Bus No 120
Lo Presti Park		●		●	●	●	●						Blue Line (Maverick)



Planners' Tour of Charlestown
Sites and Items of Interest

Breed's Hill

City Square
John Harvard Mall
The Training Field

Town Hall Area - Harvard, Prescott, Washington and Old Rutherford Streets
Historic buildings: 3- and 4-story brick rowhouses from 19th century
New residents in these old houses.

Thompson Square - Traditional center of commercial activity
New shopping center
New Charlestown library
Bunker Hill Monument
MDC skating rink
Thompson Green

Monument Square - Condos (12,22,23,50)

Bunker Hill Community College (1978)
MBTA stop

100 Cambridge St. - rehab of Acme Bookbinding (22,000 sq.ft.)

Bunker Hill

Mishawum Park - 327 units, 60 elderly,
1,400 people with 850 children

Main Street - Condos, 100-102, 116, 299-303
New shopping center

1- and 2-family units
2- to 4-story rowhouses
Housing Improvement Program - southeast of Auburn St.
Doherty Playground and George White Pool
Ryan Playground
McCarthy Playground
Schrafft's Candy Co. - factory to be redeveloped
Revere Sugar Co. - factory closed
H.P. Hood plant on Rutherford Ave. ($13.7 million, 100,000 sq.ft. new, 562,000 sq.ft. rehab)

The Neck

Sullivan Square - MBTA
Industrial
Auto-oriented commerce
Small residential population

Little Mystic

Naval Shipyard (more below)
Containerport
Bunker Hill Housing Project
2- and 3-family units
Charles Newtowne housing development (182 units)
Kent Community School
New athletic complex
Schiavoni Scrap
Little Mystic Bridge

Charlestown Navy Yard

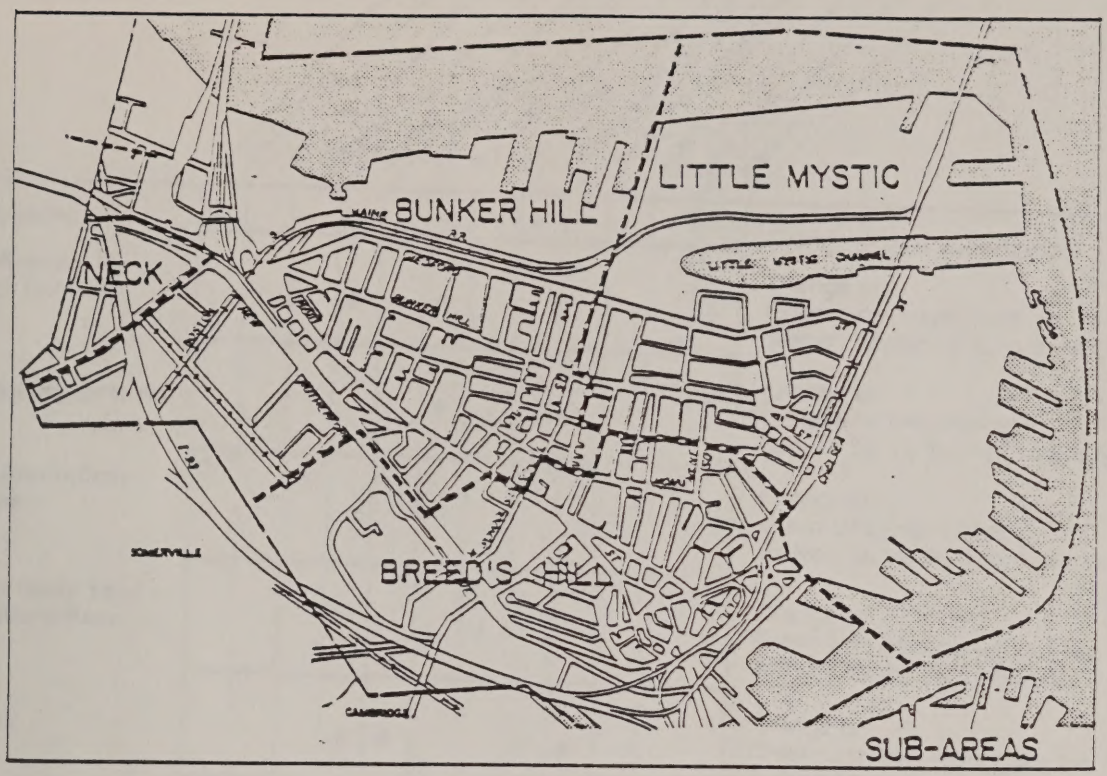
(Tour assistance from Jim English and Al Penta (BRA) and Paul Davis (Immobiliare New England))

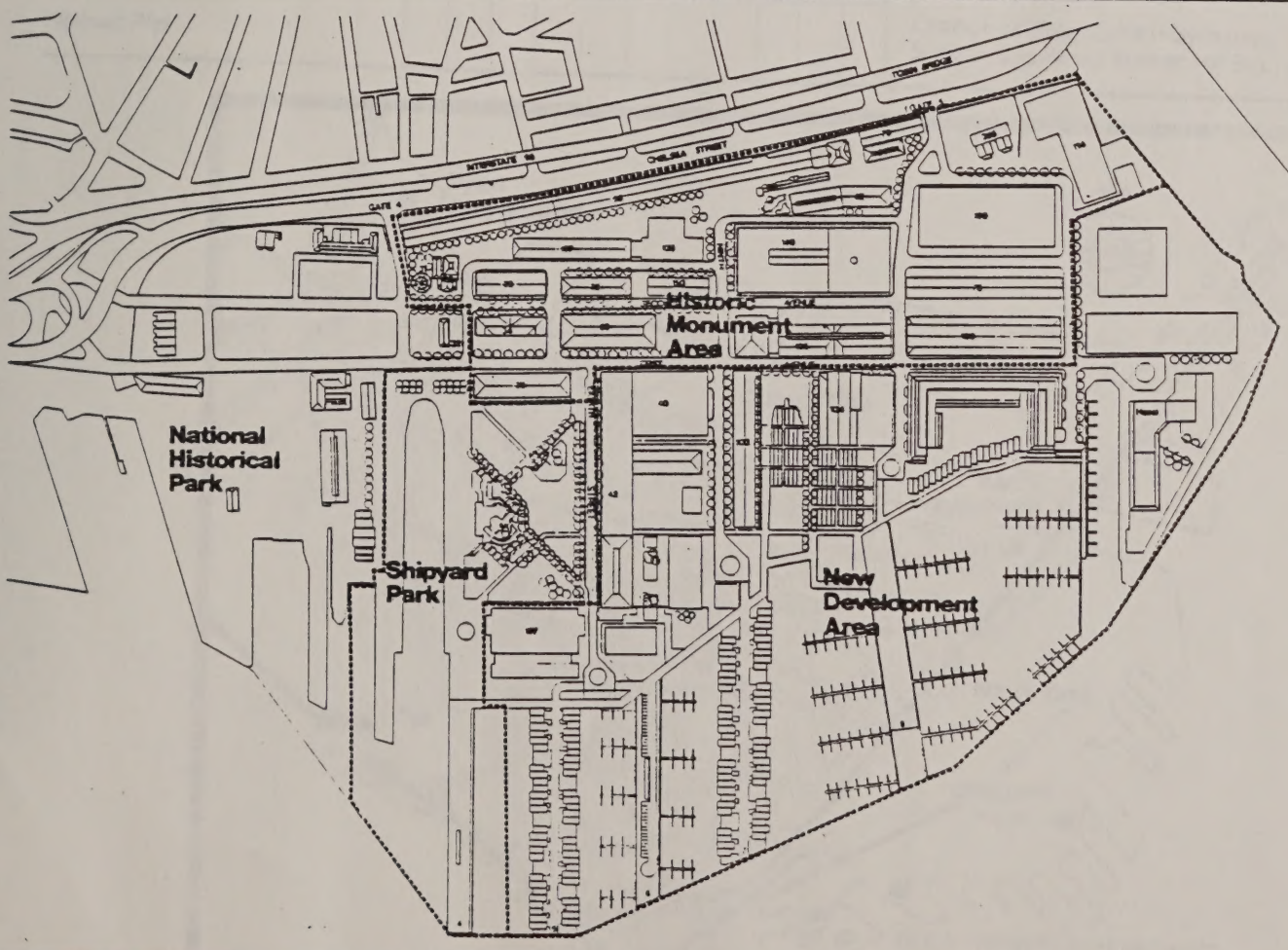
Development:

1981	Conversion:	367 dwelling units, Building #42 ($24 million)
1982	Shipyard Quarter Marina:	148 slips ($1.8 million)
		Park (4 acres, 1983)
		Park (7 acres, 1984)
1984	Conversion:	Building 36 (43,601 sq.ft. $2.3 million)
	Conversion:	Warren Quarters (112 housing units for elderly; $7 million)

Jeff Brown
Nov. 26, 1984

Charlestown


LITTLE MYSTIC
BUNKER HILL
NECK
BREED'S HILL
SUB-AREAS


Historic
Monument
Area
National
Historical
Park
Shipyard
Park
New
Development
Area

	Swimming	Fishing	Boating	Tennis	Basketball	Baseball	Picnicking	Children's Play Area	Spray Pool/Fountain	Beach	Bike Path	Parking	
Ryan Playground						●		●					Orange Line (Sullivan Station)
Quinn Firefighters Field and Athletic Complex				●	●	●							Orange or Green Line (Haymarket) Sullivan Square via Bunker Hill Bus No. 93
William Barry Playground						●						●	Orange or Green Line (Haymarket) Sullivan Sq. via Bunker Hill Bus No. 93
Bunker Hill Monument National Park													Orange or Green Line (Haymarket) Sullivan Sq. via Bunker Hill Bus No. 93
Charlestown Navy Yard National Historic Park							●					●	Orange or Green Line (Haymarket) Bus No. 93 Sullivan Square via Bunker Hill
Shipyard Park				●	●			●	●				Orange or Green Line (Haymarket) Bus No. 93 Sullivan Square via Bunker Hill
Charles River Dam							●					●	Orange or Green Line (Haymarket) Sullivan Sq. via Bunker Hill Bus No. 93
Hoosac Pier													Orange or Green Line (Haymarket) Sullivan Square via Bunker Hill Bus No. 93